033.0	0003	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	465,800 / 465,800
					USE VALUE:	465,800 / 465,800
					ASSESSED:	465,800 / 465,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		SUNNYSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MADDEN RICHARD K / TRUSTEE
Owner 2:	RICHARD K MADDEN LIVING TRUST
Owner 3:	
Street 1:	535 PLEASANT ST
Street 2:	
Twn/City:	BELMONT
St/Prov:	MA Cntry: Own Occ: N
Postal:	02478 Type:

PREVIOUS OWNER

Owner 1:	MADDEN RICHARD K -
Owner 2:	-
Street 1:	535 PLEASANT ST
Twn/City:	BELMONT
St/Prov:	MA Cntry:
Postal:	02478

NARRATIVE DESCRIPTION

This parcel contains 4,017 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1947, having primarily Wood Shingle Exterior and 792 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4017.000	119,900		345,900	465,800
Total Card	0.092	119,900		345,900	465,800
Total Parcel	0.092	119,900		345,900	465,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 588.13 | /Parcel: 588.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 22941
GIS Ref:
GIS Ref:
Insp Date: 12/07/18

!2733!

PREVIOUS ASSESSMENT

Parcel ID: 033.0-0003-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	120,000	0	4,017.	345,900	465,800	465,800	Year End Roll	12/18/2019
2019	101	FV	95,900	0	4,017.	313,500	409,400	409,400	Year End Roll	1/3/2019
2018	101	FV	95,900	0	4,017.	297,300	393,200	393,200	Year End Roll	12/20/2017
2017	101	FV	95,900	0	4,017.	259,400	355,300	355,300	Year End Roll	1/3/2017
2016	101	FV	95,900	0	4,017.	221,600	317,500	317,500	Year End	1/4/2016
2015	101	FV	76,800	0	4,017.	205,400	282,200	282,200	Year End Roll	12/11/2014
2014	101	FV	76,800	0	4,017.	170,300	247,100	247,100	Year End Roll	12/16/2013
2013	101	FV	76,800	0	4,017.	162,200	239,000	239,000		12/13/2012

PRINT

Date	Time
12/10/20	18:05:27

LAST REV

Date	Time
05/14/19	13:59:53

apro

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 2733

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MADDEN RICHARD	70434-166		12/26/2017	Convenience	1	No	No		
	12129-463		12/10/1971		12,700	No	No		N

USER DEFINED

Prior Id # 1:	22941
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/2/1993	295	Manual	650					REPLACE PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
12/7/2018	MEAS&NOTICE	CC	Chris C
2/9/2009	Meas/Inspect	189	PATRIOT
3/22/2000	Inspected	264	PATRIOT
2/22/2000	Measured	264	PATRIOT
8/11/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4017		Sq. Ft.	Site		0	64.	1.35	3									345,927						345,900	

Total AC/HA: 0.09222 | Total SF/SM: 4017 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 345,927 | Spl Credit | Total: 345,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	23 - Row House		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall	25	% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.92481506
Adj $ / SQ:	124.850
Other Features:	58500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	173837
Depreciation:	53890
Depreciated Total:	119948

COMMENTS

COMMON WALL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

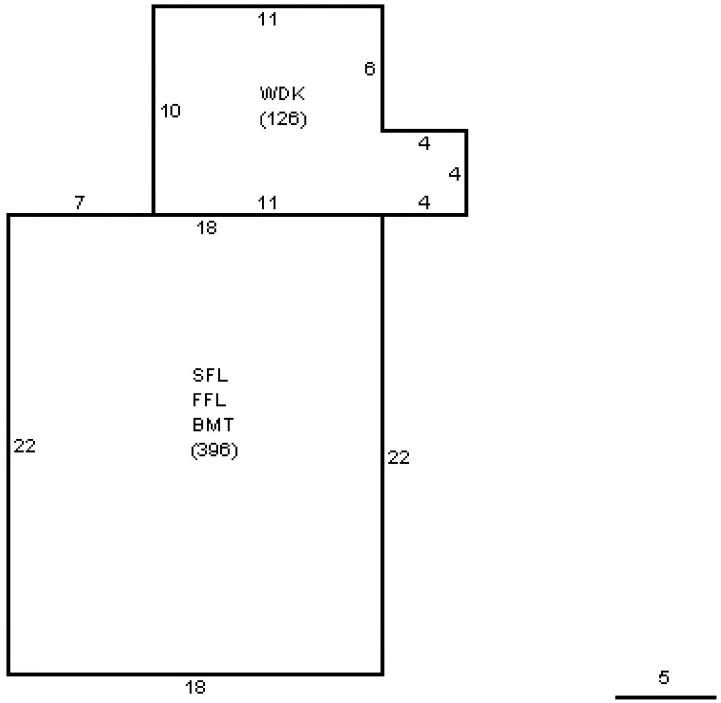
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	M
Totals			
1	5	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	124.85
Special Features:	0	Val/Su Net:	91.25
Final Total:	119900	Val/Su SzAd	151.39

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	396	37.460	14,832
FFL	First Floor	396	124.850	49,441
SFL	Second Floor	396	124.850	49,441
WDK	Deck	126	12.890	1,624

Net Sketched Area:	1,314			Total:	115,338
Size Ad	792	Gross Are	1314	FinArea	792

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

033.0-0003-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	